

18-562

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**

1800347

**Date of Tax Deed Application**

Apr 27, 2018

This is to certify that **TLOA OF FLORIDA LLC**, holder of **Tax Sale Certificate Number 2016 / 7146**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **11-4177-050**

**Cert Holder:**

**TLOA OF FLORIDA LLC**  
**11 TALCOTT NOTCH RD**  
**FARMINGTON, CT 06032**

**Property Owner:**

**LONGVIEW PLANTATION I LLC**  
**PO BOX 940**  
**GULF BREEZE, FL 32562**  
 NE1/4 AND SW1/4 AND S1/2 OF NW1/4 AND S1/2 OF NE1/ 4 OF  
 NW1/4 OF SEC OR 6019 P 1403 LESS MINERAL RIG (Full legal  
 attached.)

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2016/7146	11-4177-050	06/01/2016	926.13	46.31	972.44

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2017/6931	11-4177-050	06/01/2017	920.28	6.25	46.01	972.54

**Amounts Certified by Tax Collector (Lines 1-7):****Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	1,944.98
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	822.07
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	3,142.05

**Amounts Certified by Clerk of Court (Lines 8-15):****Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 5, 2018

By *Candice Luns*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

11-4177-050 2016

NE1/4 AND SW1/4 AND S1/2 OF NW1/4 AND S1/2 OF NE1/ 4 OF NW1/4 OF SEC OR 6019 P 1403 LESS MINERAL RIGH TS

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800347

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON, CT 06032,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
11-4177-050	2016/7146	06-01-2016	NE1/4 AND SW1/4 AND S1/2 OF NW1/4 AND S1/2 OF NE1/ 4 OF NW1/4 OF SEC OR 6019 P 1403 LESS MINERAL RIGH TS

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON, CT 06032

04-27-2018  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

Real Estate  
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Tangible Property  
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Sale  
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Amendment 1/Portability  
Calculations

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Printer Friendly Version

<b>General Information</b> <b>Reference:</b> 211N311101000001 <b>Account:</b> 114177050 <b>Owners:</b> LONGVIEW PLANTATION I LLC <b>Mail:</b> PO BOX 940 GULF BREEZE, FL 32562 <b>Situs:</b> <b>Use Code:</b> TIMBER 2 <b>Taxing Authority:</b> COUNTY MSTU <b>Schools (Elem/Int/High):</b> PINE MEADOW/RANSOM/TATE <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>		<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2017</td> <td>\$53,778</td> <td>\$0</td> <td>\$53,778</td> <td>\$53,778</td> </tr> <tr> <td>2016</td> <td>\$53,778</td> <td>\$0</td> <td>\$53,778</td> <td>\$53,778</td> </tr> <tr> <td>2015</td> <td>\$53,778</td> <td>\$0</td> <td>\$53,778</td> <td>\$53,778</td> </tr> </tbody> </table> <p align="center"><a href="#">Disclaimer</a></p> <p align="center"><a href="#">Amendment 1/Portability Calculations</a></p> <p align="center">➤ <a href="#">File for New Homestead Exemption Online</a></p>		Year	Land	Imprv	Total	Cap Val	2017	\$53,778	\$0	\$53,778	\$53,778	2016	\$53,778	\$0	\$53,778	\$53,778	2015	\$53,778	\$0	\$53,778	\$53,778
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<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>10/2006</td> <td>6019</td> <td>1403</td> <td>\$4,750,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>02/2003</td> <td>5111</td> <td>34</td> <td>\$4,889,400</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> <small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small>		Sale Date	Book	Page	Value	Type	Official Records (New Window)	10/2006	6019	1403	\$4,750,000	WD	<a href="#">View Instr</a>	02/2003	5111	34	\$4,889,400	WD	<a href="#">View Instr</a>	<b>2017 Certified Roll Exemptions</b> None <b>Legal Description</b> NE1/4 AND SW1/4 AND S1/2 OF NW1/4 AND S1/2 OF NE1/4 OF NW1/4 OF SEC OR 6019 P 1403 LESS MINERAL RIGHTS <b>Extra Features</b> None			
Sale Date	Book	Page	Value	Type	Official Records (New Window)																		
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02/2003	5111	34	\$4,889,400	WD	<a href="#">View Instr</a>																		
<b>Parcel Information</b> <b>Section Map Id:</b> 21-1N-31 <b>Approx. Acreage:</b> 421.4600 <b>Zoned:</b> Agr <b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>		<p align="right"><a href="#">Launch Interactive Map</a></p> <p align="center"><a href="#">View Florida Department of Environmental Protection (DEP) Data</a></p>																					
<b>Buildings</b> Images None																							

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-562

Pending

**PROPERTY INFORMATION REPORT**

File No.: 15588

August 10, 2018

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 08-10-1998, through 08-10-2018, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Longview Plantation I, LLC/Exit One Development Group, LLC

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

August 10, 2018

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15588

August 10, 2018

**NE 1/4 and SW 1/4 And S 1/2 of NW 1/4 and S 1/2 of NE 1/4 of NW1/4 of SEC OR 6019 P 1403 Less  
mineral rights, SEC 21, T1N, R31W**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15588

August 10, 2018

**UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:**

1. That certain mortgage executed by Exit One Development Group, LLC in favor of SmartBank dated 09/11/2014 and recorded 09/12/2014 in Official Records Book 7227, page 1, of the public records of Escambia County, Florida, in the original amount of \$1,571,000.00. Assignment of Rents and Leases recorded in O.R. Book 7227, page 21. UCC Financing Statement recorded in O.R. Book 7227, page 29.
2. NOTE: Subject property appears to have been conveyed to Exit One Development Group per deed recorded in O.R. Book 7226, page 1988, but not reflected in Appraisers Office. I advised their office, and they will make change.
3. Taxes for the year 2015-2017 delinquent. The assessed value is \$53,778.00. Tax ID 11-4177-050.

**PLEASE NOTE THE FOLLOWING:**

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE  
PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Scott Lunsford  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32591

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-5-2018

TAX ACCOUNT NO.: 11-4177-050

CERTIFICATE NO.: 2016-7146

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

   X Notify City of Pensacola, P.O. Box 12910, 32521

   X Notify Escambia County, 190 Governmental Center, 32502

   X Homestead for        tax year.

Longview Plantation I, LLC  
P.O. Box 940  
Gulf Breeze, FL 32562

SmartBank  
Attn: Johnnie Wright  
201 N. Palafox St.  
Pensacola, FL 32502

Exit One Development Group, LLC  
Attn: Justin Witkin  
17 East Main St., Ste 200  
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,  
this 13th day of August, 2018.

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.



# Chris Jones Escambia County Property Appraiser

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## General Information

**Reference:** 211N311101000001  
**Account:** 114177050  
**Owners:** LONGVIEW PLANTATION I LLC  
**Mail:** PO BOX 940  
 GULF BREEZE, FL 32562

## Situs:

**Use Code:** TIMBER 2

**Taxing Authority:** COUNTY MSTU

**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford  
 Escambia County Tax Collector

## Assessments

Year	Land	Imprv	Total	Cap Val
2017	\$53,778	\$0	\$53,778	\$53,778
2016	\$53,778	\$0	\$53,778	\$53,778
2015	\$53,778	\$0	\$53,778	\$53,778

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[File for New Homestead Exemption Online](#)

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/2006	6019	1403	\$4,750,000	WD	<a href="#">View Instr</a>
02/2003	5111	34	\$4,889,400	WD	<a href="#">View Instr</a>

Official Records Inquiry courtesy of Pam Childers  
 Escambia County Clerk of the Circuit Court and Comptroller

## 2017 Certified Roll Exemptions

None

## Legal Description

NE1/4 AND SW1/4 AND S1/2 OF NW1/4 AND S1/2 OF NE1/4 OF NW1/4 OF SEC OR 6019 P 1403 LESS MINERAL RIGHTS

## Extra Features

None

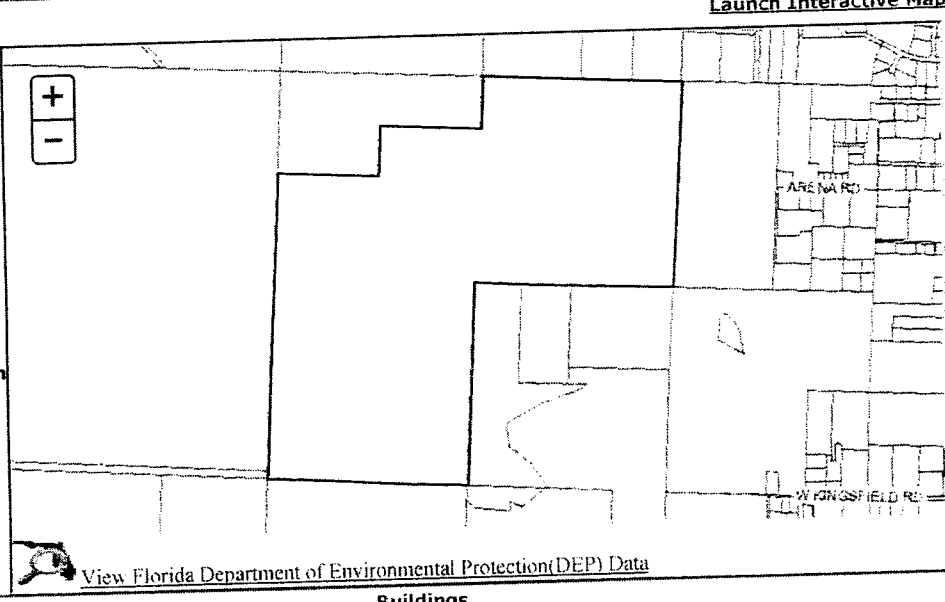
## Parcel Information

**Section Map Id:**  
 21-1N-31

**Approx. Acreage:**  
 421.4600

**Zoned:** Agr

**Evacuation & Flood Information**  
[Open Report](#)



[View Florida Department of Environmental Protection \(DEP\) Data](#)

## Buildings

Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



NEW



# Chris Jones Escambia County Property Appraiser

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[Account](#)

[Reference](#)


## General Information

**Reference:** 211N311101000001  
**Account:** 114177050  
**Owners:** EXIT ONE DEVELOPMENT GROUP LLC  
**Mail:** STE 2000  
 17 E MAINT ST  
 PENSACOLA, FL 32502

## Situs:

**Use Code:** TIMBER 2

**Taxing Authority:** COUNTY MSTU

**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford  
 Escambia County Tax Collector

## Assessments

Year	Land	Imprv	Total	Cap Val
2018	\$53,778	\$0	\$53,778	\$53,778
2017	\$53,778	\$0	\$53,778	\$53,778
2016	\$53,778	\$0	\$53,778	\$53,778

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)
[➤ File for New Homestead Exemption Online](#)

## Sales Data

Sale Date	Book	Page	Value	Type
09/11/2014	7226	1988	\$1,519,700	WD
10/2006	6019	1403	\$4,750,000	WD
02/2003	5111	34	\$4,889,400	WD

**Official Records (New Window)**

[View Instr](#)
[View Instr](#)
[View Instr](#)

Official Records Inquiry courtesy of Pam Childers  
 Escambia County Clerk of the Circuit Court and Comptroller

## 2018 Certified Roll Exemptions

None

## Legal Description

NE1/4 AND SW1/4 AND S1/2 OF NW1/4 AND S1/2 OF NE1/4 OF NW1/4 OF SEC OR 7226 P 1988 LESS MINERAL RIGHTS

## Extra Features

None

## Parcel Information

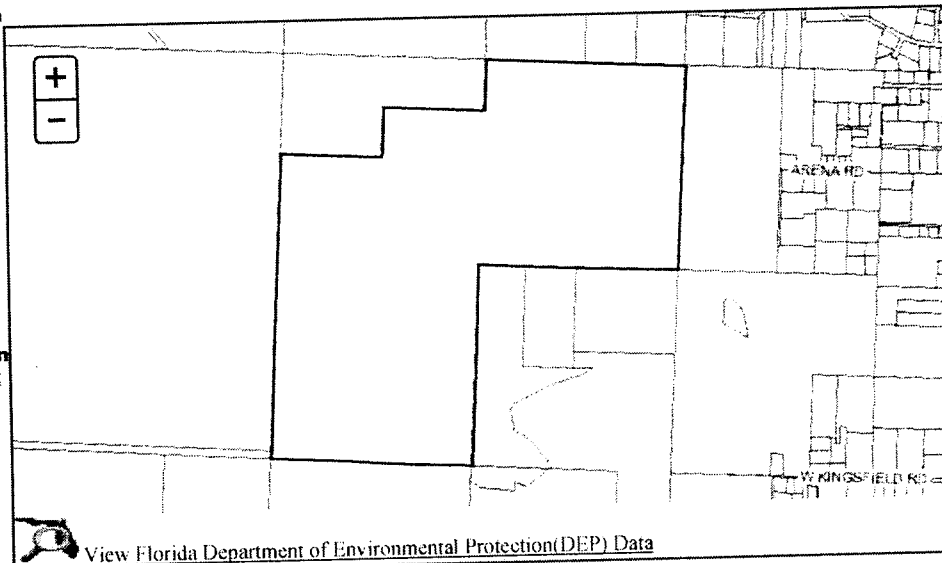
### Section

**Map Id:** 21-IN-31

**Approx. Acreage:** 421.4600

**Zoned:**   
Agr

**Evacuation & Flood Information**  
[Open Report](#)


[Launch Interactive Map](#)

## Buildings

Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That **BLUE SKY TIMBER PROPERTIES LLC**, a Delaware limited liability company, authorized to do business in the State of Florida, whose address and telephone number is 6775 Lenox Center Court, Memphis, Tennessee 38115, (901) 419-9000, hereinafter called **GRANTOR**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to the Grantor by **LONGVIEW PLANTATION I, LLC**, a Florida limited liability company, authorized to do business in the State of Florida, whose address and telephone number is P. O. Box 940, Gulf Breeze, Florida 32562, (850) 434-7700, hereinafter called **GRANTEE**, does hereby **GRANT, BARGAIN SELL AND CONVEY** unto said Grantee all that real property in the County of Escambia, State of Florida, described on **Exhibit A**, and quitclaims all of Grantor's interest in any minerals owned by Grantor, included, but not limited to, Grantor's interest in any sand, clay and gravel rights (hereafter jointly referred to as the "Minerals"), lying in, on or under the real property described on **Exhibit A**, attached hereto and made a part hereof for all purposes.

This conveyance is subject to the following:

1. Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Property;
2. Any "rollback" or additional taxes, penalties or interest imposed on the Property by any governmental authority for any year and the current year's real Property taxes, which will be prorated between the Grantor and Grantee as of the Closing Date of this conveyance, assessments and other charges of any kind or nature imposed upon or levied against or on account of the Property by any governmental authority, which taxes, assessments and other charges are not yet due and payable but are liens on the Property;
3. Restrictions on Purchaser's ability to build upon or use the Property imposed by any current or future building or zoning ordinances or any other law or regulation (including environmental protection laws and regulations) of any governmental authority;

4. Any state of facts which an accurate survey or an inspection of the Property would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any;
5. All previous reservations, exceptions and conveyances of record of the oil, gas, associated hydrocarbons, minerals and mineral substances, and royalty and other minerals rights and interests, including, but not limited to, the interest of Pure Resources, L.P. ("**Pure Resources**") in the oil, gas and any other liquid or gaseous hydrocarbons, their constituent products and any other minerals produced in association therewith, pursuant to the Mineral and Royalty Deed effective as of October 1, 2000;
6. All claims of governmental authorities in and to any portion of the Property lying in the bed of any streams, creeks or waterways or other submerged lands or land now or formerly subject to the ebb and flow of tidal waters or any claims of riparian rights;
7. All matters of record, including outstanding easements, servitudes, rights-of-way, flowage rights, restrictions, licenses, leases, reservations, covenants, agreements, log sale agreements, timber cutting contracts, cemeteries, and the interest of Pure Resources in the surface use restrictions agreement between International Paper Company, International Paper Realty Corporation, IP Farms, Inc., IP Petroleum Company, Inc., IP Timberlands Operating Company, Ltd., GCO Minerals Company, The Long-Bell Petroleum Company, Inc., American Central Corporation, Champion Realty Corporation, Sustainable Forests L.L.C. and SP Forests L.L.C. and Pure Resources, effective as of October 1, 2000;
8. Any and all restrictions of use of the Property due to environmental protection laws, including, without limitation, endangered species and wetlands protection laws, rules, regulations and orders; and
9. Such other matters as described on **Exhibit B**.

Grantor is selling the Property "AS IS, WHERE IS". Except for the warranties and representations of Grantor as set forth in this deed, Grantor has not made, does not and has not authorized anyone else to make representations as to: (i) the existence or non-existence of access to or from the Property or any portion thereof; (ii) the number of acres or volume of timber in and on the Property; (iii) the condition of the Property. **Grantee expressly acknowledges that no such representations have been made and that Grantee is not relying on any representations or warranties other than as set forth herein.**

**TO HAVE AND TO HOLD** the within described Property, together with the privileges and appurtenances thereunto properly belonging, and subject only to the exceptions and restrictions herein contained and referred to, unto the Grantee, its successors and assigns forever. Grantor will warrant and

373918-1

defend the right and title to the Property unto Grantee against the lawful claims of all persons claiming by, through, or under Grantor, and none other, **EXCEPT that no warranty is hereby extended to the conveyance of any mineral rights, including sand, clay and gravel rights, being conveyed herein.**

IN WITNESS WHEREOF the Grantor, has hereto set its hand and seal on this the 19th day of October, 2006 to be effective as of October 24, 2006.

Grantor:

Blue Sky Timber Properties LLC

Attest:

By: Becky Hoyer

Name: Becky Hoyer

Title: Assistant Secretary

By: E. Wayne Plummer

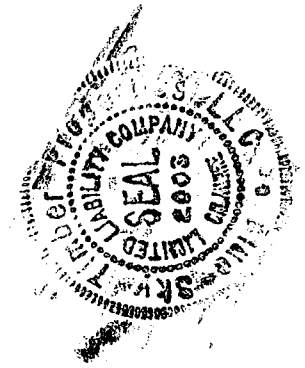
Name: E. Wayne Plummer

Title: Vice President

Signed, sealed and delivered  
in the presence of.

Print: NANCY D. LITTE

Print: Melanie M. Briggs



STATE OF TENNESSEE

COUNTY OF SHELBY

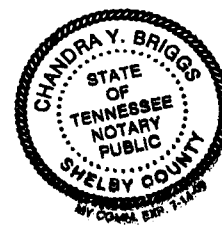
The foregoing instrument was acknowledged before me this 19th day of October, 2006, by E. Wayne Plummer, as Vice President of Blue Sky Timber Properties LLC, a Delaware limited liability company, who is personally known to me or who has produced N/A as identification and who did not take an oath.

My Commission Expires:

MY COMMISSION EXPIRES  
JULY 14, 2009

Chandra Y. Briggs  
NOTARY PUBLIC

Chandra Y. Briggs  
Printed Name of Notary Public



**Exhibit A: Legal Description**

---

**ESCAMBIA COUNTY, FLORIDA**

**Township 1 North, Range 31 West**

Section 18: DB 263 PG 257 - NE 1/4 OF SE 1/4, E 1/2 OF SE 1/4 OF SE 1/4 & SE 1/4 OF NE 1/4 EX 2.50 AC IN NE 1/4 OF NE 1/4 OF SE 1/4 OF NE 1/4 & EX THAT PART OF SE 1/4 OF NE 1/4 N OF ST-LOUIS-SF RR R/W TO JOHN D. KITTRELL IN DB 339 PG 119 (CONT 10.80 AC).  
DB 215 PG 293 - S 1/2 OF SW 1/4.

Section 21:

DB 263 PG 257 - NE 1/4

DB 215 PG 293 - W 1/2

(RECORDING INFO UNKNOWN) - COMM AT SW COR OF SW 1/4 OF SE 1/4 OF SEC FOR POB; TH N 00-04-21 W ALG W LI OF SW 1/4 OF SE 1/4 OF SEC FOR 1337.67 FT TO NW COR OF SW 1/4 OF SE 1/4; TH E ALG N LI OF SW 1/4 OF SE 1/4 FOR 1323.38 FT TO NW COR OF SE 1/4 OF SE 1/4; TH CONT E ALG N LI OF SE 1/4 OF SE 1/4 FOR 188.37 FT; TH S 57-18-11 W FOR 156.24 FT; TH S 74-52-35 W FOR 169.89 FT; TH S 68-53-36 W FOR 300.54 FT; TH S 59-35-41 W FOR 525.31 FT; TH S 14-19-18 W FOR 68.31 FT; TH S 13-31-27 E FOR 266.50 FT; TH S 59-31-06 E FOR 305.12 FT; TH S 36-55-39 E FOR 406.22 FT; TH S 48-03-21 W FOR 44.94 FT TO S LI OF SEC; TH W ALG S LI OF SEC FOR 1000.14 FT TO THE POB. ALSO THE W 1/2 OF THE NW 1/4 OF THE SE 1/4.

Section 22:

DB 263 PG 257 - W 1/2 OF NW 1/4

Section 31:

DB 285 PG 79 - N 1/2 OF NW 1/4, SW 1/4 OF NW 1/4, W 1/2 OF SW 1/4, THAT PORTION OF N 1/2 OF NE 1/4 CONTAINED IN MUSCOGEE LAKE RECREATIONAL AREA (O/R 1020, PG 518) NOT DEEDED TO CHAMPION REALTY INCLUDING ENTRANCE ROAD EX THAT PART OF RD IN NE 1/4.

**Exhibit B: Permitted Title Exceptions**

---

**1. Encroachment**

<u>Name</u>	<u>Location</u>
Mr. Grey	NW ¼ of NW ¼, Section 22, Township1 North, Range 31 West

**2. Gravel/ Borrow Pit**

<u>Type</u>	<u>Location</u>
gravel pit	NW ¼ of NW ¼, Section 22, Township 1 North, Range 31 West

**Address of Grantor:**  
Blue Sky Timber Properties LLC  
6775 Lenox Center Court  
Memphis, TN 38115  
Phone: (901) 419-4000

**Address of Grantee:**  
Longview Plantation I, LLC  
P. O. Box 940  
Gulf Breeze, FL 32562  
Phone: (850) 434-7700

**This instrument prepared by:**

Jackie W. Rozier, Esq.  
ADAMS & REESE LLP  
111 East Capitol Street, Suite 350  
Jackson, Mississippi 39201  
Telephone: (601) 353-3234

Prepared By:  
Alan B. Bookman, of  
Emmanuel, Sheppard & Condon  
30 S. Spring Street  
Pensacola, FL 32502  
File #08261-132254

### **WARRANTY DEED**

THIS WARRANTY DEED, dated this 11<sup>th</sup> day of September, 2014 given by **LONGVIEW PLANTATION I, LLC**, a Florida limited liability company, whose mailing address is P.O. Box 940, Gulf Breeze, FL 32562, (hereinafter called the GRANTOR), to **EXIT ONE DEVELOPMENT GROUP, LLC**, a Florida limited liability company, whose mailing address is 17 East Main Street, Suite 200, Pensacola, FL 32502, (hereinafter called the GRANTEE). (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **ESCAMBIA** County, Florida, to-wit:

### **SEE EXHIBIT "A" FOR LEGAL DESCRIPTION**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2014** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.



IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF  
THE FOLLOWING WITNESSES:

Nancy B. Goodwin  
Print Name: Nancy B. Goodwin

Alisa J. Riker  
Print Name: ALISA J. RIKER

Longview Plantation I, LLC,  
a Florida limited liability company

By: David A. Brannen  
Its: Manager

By: Reta M. Brannen  
Its: Managing Member

STATE OF FLORIDA )  
COUNTY OF ESCAMBIA )

THE FOREGOING INSTRUMENT was acknowledged before me on this 11<sup>th</sup> day of September, 2014, by David A. Brannen, as Manager, of Longview Plantation I, LLC, a Florida limited liability company, who are personally known to me or who produced FL Driver License as identification.



NANCY B. GOODWIN  
Notary Public, State of Florida  
My Comm. Expires Jan. 29, 2018  
Commission No. FF 72947

Nancy B. Goodwin  
Notary Public for the State of Florida  
[NOTARY SEAL]

STATE OF FLORIDA )  
COUNTY OF ESCAMBIA )

THE FOREGOING INSTRUMENT was acknowledged before me on this 11<sup>th</sup> day of September, 2014, by Reta M. Brannen, as Managing Member of Longview Plantation I, LLC, a Florida limited liability company, who are personally known to me or who produced FL Driver License as identification.



NANCY B. GOODWIN  
Notary Public, State of Florida  
My Comm. Expires Jan. 29, 2018  
Commission No. FF 72947

Nancy B. Goodwin  
Notary Public for the State of Florida  
[NOTARY SEAL]

**EXHIBIT "A"**  
**Legal Description**

ESCAMBIA COUNTY, FLORIDA

Township 1 North, Range 31 West

**Section 18:**

DB 263 PG 257 - NE 1/4 OF SE/4, E/2 OF SE/4 OF SE/4 & SE/4 OF NE/4 EX 2.50 AC IN NE/4 OF NE/4 OF SE/4 OF NE/4 & EX THAT PART OF SE 1/4 OF NE 1/4 N OF ST-LOUIS-SF RR R/W TO JOHN D. KITTRELL IN DB 339 PG 119. DB 215 PG 293- S/2 OF SW/4.

**Section 21:**

DB 263 PG 257 - NE/4; DB 215 PG 293 - W/2

(RECORDING INFO UNKNOWN) - COMM AT SW COR OF SW/4 OF SE/4 OF SEC FOR POB; TH N 00-04-21 W ALG W LI OF SW/4 OF SE/4 OF SEC FOR 1337.67 FT TO NW COR OF SW/4 OF SE/4; TH E ALG N LI OF SW/4 OF SE/4 FOR 1323.38 FT TO NW COR OF SE/4 OF SE/4; TH CONT E ALG N LI OF SE/4 OF SE/4 FOR 188.37 FT; TH S 57-18-11 W FOR 156.24 FT; TH S 74-52-35 W FOR 169.89 FT; TH S 68-53-36 W FOR 300.54 FT; TH S 59-35-41 W FOR 525.31 FT; TH S 14-19-18 W FOR 68.31 FT; TH S 13-31-27 E FOR 266.50 FT; TH S 59-31-06 E FOR 305.12 FT; TH S 36-55-39 E FOR 406.22 FT; TH S 48-03-21 W FOR 44.94 FT TO S LI OF SEC; TH W ALG S LI OF SEC FOR 1000.14 FT TO THE POB. ALSO THE W/2 OF THE NW/4 OF THE SE/4.

**Section 22:**

DB 263 PG 257-W/2 OF NW/4

**Section 31:**

DB 285 PG 79 - N 1/2 OF NW/4, SW/4 OF NW/4, W/2 OF SW/4, THAT PORTION OF N/2 OF NE/4 CONTAINED IN MUSCOGEE LAKE RECREATIONAL AREA (O/R 1020, PG 518) NOT DEEDED TO CHAMPION REALTY INCLUDING ENTRANCE ROAD EX THAT PART OF RD IN NE/4.

**BEING ALSO DESCRIBED AS FOLLOWS:**

Commencing at a 4" x 4" concrete monument unnumbered at the Northwest corner of Section 21, Township 1 North, Range 31 West, Escambia County, Florida; thence go South 86 degrees 14 minutes 34 seconds East along the North line of said Section 21 a distance of 2646.24 feet to a 4" x 4" concrete monument numbered 7277, said point being the Northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 21 and the Point of Beginning; thence continue South 86 degrees 14 minutes 34 seconds East along said North line of Section 21 a distance of 1984.68 feet to a 4" x 4" concrete monument numbered 7277; thence departing said North line of Section 21 go North 02 degrees 46 minutes 02 seconds East a distance of 1312.26 feet to a 4" x 4" concrete monument numbered 7277; thence go North 86 degrees 24 minutes 52 seconds West a distance of 661.65 feet to a 4" x 4" concrete monument numbered 7277 at the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 18, Township 1 North, Range 31 West, Escambia County, Florida; thence go North 02 degrees 45 minutes 42 seconds East a distance of 1862.12 feet to a 4" x 4" concrete monument numbered 7277, said point also being a point on the Southerly right of way line of Saint Louis/San Francisco Railroad (100 foot right of way); thence go North 72 degrees 04 minutes 52 seconds East along said Southerly right of way line a distance of 1414.79 feet to a 4" x 4" concrete monument numbered 7277, said point also being a point on the East line of said Section 18; thence departing said Southerly right of way line go South 02 degrees 46 minutes 22 seconds West along the East line of said Section 18 a distance of 3695.03 feet to a 4" x 4" concrete monument numbered Saint Regis, said point also being the Northeast corner of said Section 21; thence departing said East line of Section 18 go South 87 degrees 17 minutes 20 seconds East along the North line of Section 22, Township 1 North, Range 31 West, Escambia County, Florida a distance of 1318.51 feet to a 4" x 4" concrete monument numbered 7222 at the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 22; thence departing said North line of Section 22 go South 02 degrees 55 minutes 40 seconds West a distance of 2648.74 feet to a 4" x 4" concrete monument

numbered 7277 at the Southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 22; thence go North 87 degrees 16 minutes 29 seconds West a distance of 1322.59 feet to a 4" x 4" concrete monument numbered 7277 at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 22, said point also being a point on the East line of said Section 21; thence go North 86 degrees 39 minutes 27 seconds West a distance of 1984.73 feet to a 4" x 4" concrete monument numbered 7277; thence go South 03 degrees 01 minute 11 seconds West a distance of 1331.40 feet to a 4" x 4" concrete monument numbered 7277; thence go South 86 degrees 51 minutes 54 seconds East a distance of 840.70 feet to a 4" x 4" concrete monument numbered 7277; thence go South 60 degrees 00 minutes 22 seconds West a distance of 154.92 feet to a 4" x 4" concrete monument numbered 7277; thence go South 77 degrees 34 minutes 46 seconds West a distance of 168.46 feet to a 4" x 4" concrete monument numbered 7277; thence go South 71 degrees 35 minutes 47 seconds West a distance of 298.01 feet to a 4" x 4" concrete monument numbered 7277; thence go South 62 degrees 17 minutes 52 seconds West a distance of 520.88 feet to a 4" x 4" concrete monument numbered 7277; thence go South 17 degrees 01 minute 29 seconds West a distance of 67.73 feet to a 4" x 4" concrete monument numbered 7277; thence go South 10 degrees 49 minutes 16 seconds East a distance of 264.25 feet to a 4" x 4" concrete monument numbered 7277; thence go South 56 degrees 48 minutes 55 seconds East a distance of 302.55 feet to a 4" x 4" concrete monument numbered 7277; thence go South 34 degrees 15 minutes 28 seconds East a distance of 402.79 feet to a 4" x 4" concrete monument numbered 7277; thence go South 50 degrees 45 minutes 32 seconds West a distance of 44.56 feet to a 4" x 4" concrete monument numbered 7277, said point also being a point on the North line of Section 31, Township 1 North, Range 31 West, Escambia County, Florida; thence go North 87 degrees 04 minutes 20 seconds West along the North line of said Section 31 a distance of 1004.05 feet to a 4" x 4" concrete monument numbered 7277, said point also being the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 21; thence departing said North line of Section 31 go South 02 degrees 38 minutes 31 seconds West a distance of 1316.86 feet to a 4" x 4" concrete monument numbered 7277; thence go North 87 degrees 17 minutes 47 seconds West a distance of 1319.76 feet to a 4" x 4" concrete monument numbered 7277; thence go South 02 degrees 29 minutes 28 seconds West a distance of 3462.42 feet to a 4" x 4" concrete monument numbered 7277, said point also being a point on the Northerly right of way line of West Kingsfield Road (40 foot right of way); thence go South 63 degrees 07 minutes 07 seconds West along the Northerly right of way line of said West Kingsfield Road a distance of 1042.04 feet to a 4" x 4" concrete monument numbered 7277, said point also being a point on the South line of said Section 31; thence departing said Northerly right of way line go North 87 degrees 58 minutes 34 seconds West along the South line of said Section 31 a distance of 401.29 feet to a 4" x 4" concrete monument numbered 7277, said point also being the Southwest corner of said Section 31; thence departing said South line of Section 31 go North 02 degrees 20 minutes 30 seconds East along the West line of said Section 31 a distance of 5308.94 feet to a 3" round concrete monument unnumbered, said point also being the Southwest corner of said Section 21; thence go North 03 degrees 01 minute 34 seconds East along the West line of said Section 21 a distance of 4030.10 feet to a 4" x 4" concrete monument numbered 7277 at the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 21; thence departing said West line of Section 21 go South 86 degrees 27 minutes 01 second East a distance of 1323.13 feet to a 4" x 4" concrete monument numbered 7277 at the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 21; thence go North 03 degrees 01 minute 25 seconds East a distance of 669.29 feet to a 4" x 4" concrete monument numbered 7277; thence go South 86 degrees 20 minutes 48 seconds East a distance of 1323.12 feet to a 4" x 4" concrete monument numbered 7277; thence go North 03 degrees 01 minute 16 seconds East a distance of 666.89 feet to the Point of Beginning. The above described parcel of land is situated in a portion of Section 18, 21, 22 and 31, Township 1 North, Range 31 West, Escambia County, Florida.

And Also:

Commencing at a 3" round concrete monument unnumbered at the Southeast corner of Section 31, Township 1 North, Range 31 West, Escambia County, Florida; thence go North 87 degrees 58 minutes 34 seconds West along the South line of said Section 31 a distance of 3928.21 feet to a 4" x 4" concrete monument numbered 7277, said point also being the Point of Beginning; thence continue North 87 degrees 58 minutes 34 seconds West along the South line of said Section 31 a distance of 825.36 feet to a 4" x 4" concrete monument numbered 7277, said point also being a point on the Southerly right of way line of West Kingsfield Road (40 foot right of way); thence departing said South line of Section 31 go North 63 degrees 07 minutes 07 seconds East along the Southerly right of way line of said West Kingsfield Road a distance of 947.08 feet to a 4" x 4" concrete monument numbered 7277; thence departing said Southerly right of way line go South 02 degrees 29 minutes 28 seconds West a distance of 457.80 feet to the Point of Beginning. The above described parcel of land is situated in a portion of Section 31, Township 1 North, Range 31 West, Escambia County, Florida.

PREPARED BY:  
Alan B. Bookman, of  
EMMANUEL, SHEPPARD & CONDON  
30 S. Spring Street  
Pensacola, FL 32502  
File No.: 08261-132254

STATE OF FLORIDA            )  
COUNTY OF ESCAMBIA        )

**MORTGAGE AND SECURITY AGREEMENT**

**THIS MORTGAGE AND SECURITY AGREEMENT** ("Mortgage") is made and delivered this 11<sup>th</sup> day of September, 2014, between **EXIT ONE DEVELOPMENT GROUP, LLC**, a Florida limited liability company, having a mailing address of 17 East Main Street, Suite 200, Pensacola, FL 32502, ("Mortgagor"), and **SMARTBANK**, a Tennessee banking corporation, ("Lender"), having a mailing address of 201 North Palafox Street, Pensacola, FL 32502.

**WITNESSETH:**

**WHEREAS**, Mortgagor is indebted to Lender in the original principal sum of One Million Five Hundred Seventy One Thousand and 00/100 Dollars (\$1,571,000.00), together with interest thereon, as evidenced by that certain Promissory Note of even date herewith executed by Mortgagor and delivered to Lender, (such Promissory Note, together with any and all renewals, extensions, modifications, restatements, substitutions and replacements thereof being hereinafter collectively called the "Note"); and

**WHEREAS**, Mortgagor has executed the Note, and other documents relating or pertaining to the Note and any other Indebtedness (as defined *infra*), obligations or liabilities owed to Lender, including without limitation, all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, including the guaranties of Justin G. Witkin and Bryan F. Aylstock, (each a "Guarantor" and collectively, the "Guarantors"), security agreements, mortgages, collateral mortgages, deeds of trust, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Note and other Indebtedness (hereinafter collectively the "Loan Documents"); and

**WHEREAS**, Mortgagor hereby grants this Mortgage to secure any and all present and future loans, advances, and/or other extensions of credit obtained and/or to be obtained by Mortgagor from Lender, as well as Lender's successors and assigns, from time to time, one or more times, now and in the future, and any and all promissory notes evidencing such present and/or future loans, advances, and/or other extensions of credit, including without limitation, the Note and any and all Future Advances (as defined in Section 1.02) that Lender may make on behalf of Mortgagor as provided in this Mortgage, and any covenants and agreements set forth in the Loan Documents, together with interest thereon, (hereinafter collectively the "Indebtedness").

**ARTICLE SIX  
MISCELLANEOUS PROVISIONS**

**Section 6.01 Successors and Assigns.** The terms "Mortgagor" and "Lender" herein shall include the parties named above as Mortgagor and Lender, respectively, and their successors and assigns, and all covenants and agreements contained in this Mortgage, by or on behalf of Mortgagor or Lender, shall bind and inure to the benefit of their respective successors and assigns.

**Section 6.02 Notices.** All notices, requests and demands to or upon a party hereto or any of the Loan Documents shall be in writing and shall be sent by certified or registered mail, return receipt requested, by personal delivery and/or email addressed as follows, and shall be deemed validly served and given on the date of receipt as shown on the return receipt if delivered by certified mail, or on the date of delivery if done by personal delivery or email:

If to Lender:	SmartBank 201 N. Palafox Street Pensacola, FL 32502 Attention: Johnnie Wright jwright@smartbank.net
with a copy to:	Emmanuel, Sheppard & Condon 30 South Spring Street Pensacola, FL 32502 Attention: Alan B. Bookman abb@esclaw.com
If to Mortgagor:	Exit One Development Group, LLC 17 East Main Street, Suite 200 Pensacola, FL 32502 Attention: Justin Witkin jwitkin@awkolaw.com
If to a Guarantor:	Bryan F. Aylstock 17 East Main Street, Suite 200 Pensacola, FL 32502 baylstock@awko.com
and:	Justin G. Witkin 17 East Main Street, Suite 200 Pensacola, FL 32502 jwitkin@awkolaw.com
With a copy to:	David E. Hightower 119 North Palafox Street Pensacola, FL 32502 david@htowerlaw.com

or to such other address as each party may designate for itself by like notice given in accordance with this Section. Notice shall also be deemed validly served and given on the date that a party rejects or refuses to accept delivery or the date of an inability to effectuate delivery because of a changed address of which no notice was given in accordance with this Section. Any written notice that is not sent in conformity with the provisions hereof shall nevertheless be effective on the date that such notice is actually received by the noticed party.

**Section 6.03 Headings.** The headings of the articles, sections, Sections and subdivisions of this Mortgage are for convenience of reference only, are not to be considered a part hereof, and shall not limit or expand or otherwise affect any of the terms hereof.

**Section 6.04 Invalid Provisions to Affect No Others.** In the event that any of the covenants, agreements, terms or provisions contained in the Note, this Mortgage or the other Loan Documents, as applicable, shall be invalid, illegal or unenforceable in any respect, the validity of the remaining covenants, agreements, terms or provisions contained herein or in the Indebtedness, as applicable, shall be in no way affected, prejudiced or disturbed thereby.

**Section 6.05 Changes, Etc.** Neither this Mortgage nor any term hereof may be changed, waived, discharged or terminated orally, or by any action or inaction, but only by an instrument in writing signed by the party against which enforcement of the change, waiver, discharge or termination is sought. The modification hereof or of the Indebtedness, as applicable, or the release of any part of the Mortgaged Property from the lien hereof shall not impair the priority of the lien of this Mortgage.

**Section 6.06 Governing Law.** This Mortgage is made by the Mortgagor under the laws of the State of Florida and shall be construed, interpreted, enforced and governed by and in accordance with the laws of such state, without regard to principles of conflicts of law.

**Section 6.07 WAIVER OF JURY TRIAL.** NO PARTY TO THIS MORTGAGE OR ANY ASSIGNEE, SUCCESSOR, HEIR OR PERSONAL REPRESENTATIVE OF A PARTY SHALL SEEK A JURY TRIAL IN ANY LAWSUIT, PROCEEDING, COUNTERCLAIM, OR ANY OTHER LITIGATION PROCEDURE BASED UPON OR ARISING OUT OF THIS MORTGAGE, ANY OTHER LOAN DOCUMENT OR THE DEALINGS OR THE RELATIONSHIP BETWEEN OR AMONG THE PARTIES, OR ANY OF THEM. NO PARTY OR ANY ASSIGNEE, SUCCESSOR, HEIR OR PERSONAL REPRESENTATIVE OF A PARTY SHALL SEEK TO CONSOLIDATE ANY SUCH ACTION, IN WHICH A JURY TRIAL HAS BEEN WAIVED, WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT OR HAS NOT BEEN WAIVED. THE PROVISIONS OF THIS PARAGRAPH HAVE BEEN FULLY DISCUSSED BY THE PARTIES HERETO, AND THESE PROVISIONS SHALL BE SUBJECT TO NO EXCEPTIONS. NO PARTY HAS IN ANY WAY AGREED WITH OR REPRESENTED TO ANY OTHER PARTY THAT THE PROVISIONS OF THIS PARAGRAPH WILL NOT BE FULLY ENFORCED IN ALL INSTANCES.

IN WITNESS WHEREOF, the Mortgagor has executed this Mortgage on the date first set forth above.

WITNESSES:

MORTGAGOR:

EXIT ONE DEVELOPMENT GROUP, LLC,  
a Florida Limited Liability Company

Emily Merchant  
Print Name: Emily Merchant

Nancy B. Goodwin  
Nancy B. Goodwin

Emily Merchant  
Print Name: Emily Merchant

By: [Signature]  
Bryan F. Aylstock, by Justin G. Witkin  
As his Attorney-in-Fact  
Its: Manager

By: [Signature]  
Justin G. Witkin  
Its: Manager

STATE OF FLORIDA )  
COUNTY OF ESCAMBIA )

The foregoing instrument was sworn to, subscribed and acknowledged before me this 11<sup>th</sup> day of September, 2014, by Bryan F. Aylstock, by Justin G. Witkin, as his Attorney-in-Fact, as Manager of Exit One Development Group, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who produced \_\_\_\_\_ as identification.



NANCY B. GOODWIN  
Notary Public, State of Florida  
My Comm. Expires Jan. 29, 2018  
Commission No. FF 72947

Nancy B. Goodwin  
Notary Public  
[Notary Seal]

STATE OF FLORIDA )  
COUNTY OF ESCAMBIA )

The foregoing instrument was sworn to, subscribed and acknowledged before me this 11<sup>th</sup> day of September, 2014, by Justin G. Witkin, as Manager of Exit One Development Group, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who produced \_\_\_\_\_ as identification.



NANCY B. GOODWIN  
Notary Public, State of Florida  
My Comm. Expires Jan. 29, 2018  
Commission No. FF 72947

Nancy B. Goodwin  
Notary Public  
[Notary Seal]

**EXHIBIT "A"**  
**Legal Description**

ESCAMBIA COUNTY, FLORIDA

Township 1 North, Range 31 West

**Section 18:**

DB 263 PG 257 - NE 1/4 OF SE/4, E/2 OF SE/4 OF SE/4 & SE/4 OF NE/4 EX 2.50 AC IN NE/4 OF NE/4 OF SE/4 OF NE/4 & EX THAT PART OF SE 1/4 OF NE 1/4 N OF ST-LOUIS-SF RR R/W TO JOHN D. KITTRELL IN DB 339 PG 119. DB 215 PG 293- S/2 OF SW/4.

**Section 21:**

DB 263 PG 257 - NE/4; DB 215 PG 293 - W/2

(RECORDING INFO UNKNOWN) - COMM AT SW COR OF SW/4 OF SE/4 OF SEC FOR POB; TH N 00-04-21 W ALG W LI OF SW/4 OF SE/4 OF SEC FOR 1337.67 FT TO NW COR OF SW/4 OF SE/4; TH E ALG N LI OF SW/4 OF SE/4 FOR 1323.38 FT TO NW COR OF SE/4 OF SE/4; TH CONT E ALG N LI OF SE/4 OF SE/4 FOR 188.37 FT; TH S 57-18-11 W FOR 156.24 FT; TH S 74-52-35 W FOR 169.89 FT; TH S 68-53-36 W FOR 300.54 FT; TH S 59-35-41 W FOR 525.31 FT; TH S 14-19-18 W FOR 68.31 FT; TH S 13-31-27 E FOR 266.50 FT; TH S 59-31-06 E FOR 305.12 FT; TH S 36-55-39 E FOR 406.22 FT; TH S 48-03-21 W FOR 44.94 FT TO S LI OF SEC; TH W ALG S LI OF SEC FOR 1000.14 FT TO THE POB. ALSO THE W/2 OF THE NW/4 OF THE SE/4.

**Section 22:**

DB 263 PG 257-W/2 OF NW/4

**Section 31:**

DB 285 PG 79 - N 1/2 OF NW/4, SW/4 OF NW/4, W/2 OF SW/4, THAT PORTION OF N/2 OF NE/4 CONTAINED IN MUSCOGEE LAKE RECREATIONAL AREA (O/R 1020, PG 518) NOT DEEDED TO CHAMPION REALTY INCLUDING ENTRANCE ROAD EX THAT PART OF RD IN NE/4.

**BEING ALSO DESCRIBED AS FOLLOWS:**

Commencing at a 4" x 4" concrete monument unnumbered at the Northwest corner of Section 21, Township 1 North, Range 31 West, Escambia County, Florida; thence go South 86 degrees 14 minutes 34 seconds East along the North line of said Section 21 a distance of 2646.24 feet to a 4" x 4" concrete monument numbered 7277, said point being the Northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 21 and the Point of Beginning; thence continue South 86 degrees 14 minutes 34 seconds East along said North line of Section 21 a distance of 1984.68 feet to a 4" x 4" concrete monument numbered 7277; thence departing said North line of Section 21 go North 02 degrees 46 minutes 02 seconds East a distance of 1312.26 feet to a 4" x 4" concrete monument numbered 7277; thence go North 86 degrees 24 minutes 52 seconds West a distance of 661.65 feet to a 4" x 4" concrete monument numbered 7277 at the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 18, Township 1 North, Range 31 West, Escambia County, Florida; thence go North 02 degrees 45 minutes 42 seconds East a distance of 1862.12 feet to a 4" x 4" concrete monument numbered 7277, said point also being a point on the Southerly right of way line of Saint Louis/San Francisco Railroad (100 foot right of way); thence go North 72 degrees 04 minutes 52 seconds East along said Southerly right of way line a distance of 1414.79 feet to a 4" x 4" concrete monument numbered 7277, said point also being a point on the East line of said Section 18; thence departing said Southerly right of way line go South 02 degrees 46 minutes 22 seconds West along the East line of said Section 18 a distance of 3695.03 feet to a 4" x 4" concrete monument numbered Saint Regis, said point also being the Northeast corner of said Section 21; thence departing said East line of Section 18 go South 87 degrees 17 minutes 20 seconds East along the North line of Section 22, Township 1 North, Range 31 West, Escambia County, Florida a distance of 1318.51 feet to a 4" x 4" concrete monument numbered 7222 at the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 22; thence departing said North line of Section 22 go South 02 degrees 55 minutes 40 seconds West a distance of 2648.74 feet to a 4" x 4" concrete monument numbered 7277 at the Southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 22;



thence go North 87 degrees 16 minutes 29 seconds West a distance of 1322.59 feet to a 4" x 4" concrete monument numbered 7277 at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 22, said point also being a point on the East line of said Section 21; thence go North 86 degrees 39 minutes 27 seconds West a distance of 1984.73 feet to a 4" x 4" concrete monument numbered 7277; thence go South 03 degrees 01 minute 11 seconds West a distance of 1331.40 feet to a 4" x 4" concrete monument numbered 7277; thence go South 86 degrees 51 minutes 54 seconds East a distance of 840.70 feet to a 4" x 4" concrete monument numbered 7277; thence go South 60 degrees 00 minutes 22 seconds West a distance of 154.92 feet to a 4" x 4" concrete monument numbered 7277; thence go South 77 degrees 34 minutes 46 seconds West a distance of 168.46 feet to a 4" x 4" concrete monument numbered 7277; thence go South 71 degrees 35 minutes 47 seconds West a distance of 298.01 feet to a 4" x 4" concrete monument numbered 7277; thence go South 62 degrees 17 minutes 52 seconds West a distance of 520.88 feet to a 4" x 4" concrete monument numbered 7277; thence go South 17 degrees 01 minute 29 seconds West a distance of 67.73 feet to a 4" x 4" concrete monument numbered 7277; thence go South 10 degrees 49 minutes 16 seconds East a distance of 264.25 feet to a 4" x 4" concrete monument numbered 7277; thence go South 56 degrees 48 minutes 55 seconds East a distance of 302.55 feet to a 4" x 4" concrete monument numbered 7277; thence go South 34 degrees 15 minutes 28 seconds East a distance of 402.79 feet to a 4" x 4" concrete monument numbered 7277; thence go South 50 degrees 45 minutes 32 seconds West a distance of 44.56 feet to a 4" x 4" concrete monument numbered 7277, said point also being a point on the North line of Section 31, Township 1 North, Range 31 West, Escambia County, Florida; thence go North 87 degrees 04 minutes 20 seconds West along the North line of said Section 31 a distance of 1004.05 feet to a 4" x 4" concrete monument numbered 7277, said point also being the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 21; thence departing said North line of Section 31 go South 02 degrees 38 minutes 31 seconds West a distance of 1316.86 feet to a 4" x 4" concrete monument numbered 7277; thence go North 87 degrees 17 minutes 47 seconds West a distance of 1319.76 feet to a 4" x 4" concrete monument numbered 7277; thence go South 02 degrees 29 minutes 28 seconds West a distance of 3462.42 feet to a 4" x 4" concrete monument numbered 7277, said point also being a point on the Northerly right of way line of West Kingsfield Road (40 foot right of way); thence go South 63 degrees 07 minutes 07 seconds West along the Northerly right of way line of said West Kingsfield Road a distance of 1042.04 feet to a 4" x 4" concrete monument numbered 7277, said point also being a point on the South line of said Section 31; thence departing said Northerly right of way line go North 87 degrees 58 minutes 34 seconds West along the South line of said Section 31 a distance of 401.29 feet to a 4" x 4" concrete monument numbered 7277, said point also being the Southwest corner of said Section 31; thence departing said South line of Section 31 go North 02 degrees 20 minutes 30 seconds East along the West line of said Section 31 a distance of 5308.94 feet to a 3" round concrete monument unnumbered, said point also being the Southwest corner of said Section 21; thence go North 03 degrees 01 minute 34 seconds East along the West line of said Section 21 a distance of 4030.10 feet to a 4" x 4" concrete monument numbered 7277 at the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 21; thence departing said West line of Section 21 go South 86 degrees 27 minutes 01 second East a distance of 1323.13 feet to a 4" x 4" concrete monument numbered 7277 at the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 21; thence go North 03 degrees 01 minute 25 seconds East a distance of 669.29 feet to a 4" x 4" concrete monument numbered 7277; thence go South 86 degrees 20 minutes 48 seconds East a distance of 1323.12 feet to a 4" x 4" concrete monument numbered 7277; thence go North 03 degrees 01 minute 16 seconds East a distance of 666.89 feet to the Point of Beginning. The above described parcel of land is situated in a portion of Section 18, 21, 22 and 31, Township 1 North, Range 31 West, Escambia County, Florida.

And Also:

Commencing at a 3" round concrete monument unnumbered at the Southeast corner of Section 31, Township 1 North, Range 31 West, Escambia County, Florida; thence go North 87 degrees 58 minutes 34 seconds West along the South line of said Section 31 a distance of 3928.21 feet to a 4" x 4" concrete monument numbered 7277, said point also being the Point of Beginning; thence continue North 87 degrees 58 minutes 34 seconds West along the South line of said Section 31 a distance of 825.36 feet to a 4" x 4" concrete monument numbered 7277, said point also being a point on the Southerly right of way line of West Kingsfield Road (40 foot right of way); thence departing said South line of Section 31 go North 63 degrees 07 minutes 07 seconds East along the Southerly right of way line of said West Kingsfield Road a distance of 947.08 feet to a 4" x 4" concrete monument numbered 7277; thence departing said Southerly right of way line go South 02 degrees 29 minutes 28 seconds West a distance of 457.80 feet to the Point of Beginning. The above described parcel of land is situated in a portion of Section 31, Township 1 North, Range 31 West, Escambia County, Florida.



# Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc

## 2018 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

18-562



SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
11-4177-050	06		211N311101000001

PROPERTY ADDRESS:

EXEMPTIONS:

EXIT ONE DEVELOPMENT GROUP LLC  
 STE 2000  
 17 E MAIN ST  
 PENSACOLA, FL 32502

UNKNOWN

PRIOR YEAR(S) TAXES OUTSTANDING

16/7146

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	53,778	0	53,778	355.82
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	53,778	0	53,778	114.28
BY STATE LAW	4.2000	53,778	0	53,778	225.87
WATER MANAGEMENT	0.0338	53,778	0	53,778	1.82
SHERIFF	0.6850	53,778	0	53,778	36.84
M.S.T.U. LIBRARY	0.3590	53,778	0	53,778	19.31
<b>TOTAL MILLAGE</b>	<b>14.0193</b>			<b>AD VALOREM TAXES</b>	<b>\$753.94</b>

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS
NE1/4 AND SW1/4 AND S1/2 OF NW1/4 AND S1/2 OF NE1/4 OF NW1/4 OF SEC OR 7226 P 19 See Additional Legal on Tax Roll	FP FIRE PROTECTION 27.66
	<b>NON-AD VALOREM ASSESSMENTS \$27.66</b>

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$781.60

If Paid By Please Pay	Nov 30, 2018 \$750.34	Dec 31, 2018 \$758.15	Jan 31, 2019 \$765.97	Feb 28, 2019 \$773.78	Mar 31, 2019 \$781.60
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RETAIN FOR YOUR RECORDS

### 2018 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford**

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES  
OUTSTANDING

Payments in U.S. funds from a U.S. bank

#### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2018 750.34
AMOUNT IF PAID BY	Dec 31, 2018 758.15
AMOUNT IF PAID BY	Jan 31, 2019 765.97
AMOUNT IF PAID BY	Feb 28, 2019 773.78
AMOUNT IF PAID BY	Mar 31, 2019 781.60

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
11-4177-050
PROPERTY ADDRESS
UNKNOWN

EXIT ONE DEVELOPMENT GROUP LLC  
 STE 2000  
 17 E MAIN ST  
 PENSACOLA, FL 32502

1 114177050 2018 0

18-562

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

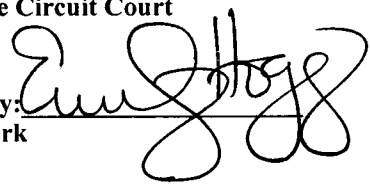
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 114177050 Certificate Number: 007146 of 2016**

**Payor: EXIT ONE DEVELOPMENT GROUP LLC 17 E MAIN ST STE 2000 PENSACOLA, FL 32502**  
**Date 12/31/2018**

Clerk's Check #	1	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$3,478.22
		Postage	\$16.26
		Researcher Copies	\$18.00
		Recording	\$0.00
		Prep Fee	\$0.00
		Total Received	<del>\$4,009.73</del>

**\$3727.35**

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:   
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
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 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2016 TD 007146**  
**Redeemed Date 12/31/2018**

**Name EXIT ONE DEVELOPMENT GROUP LLC 17 E MAIN ST STE 2000 PENSACOLA, FL 32502**

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$3,478.22 <b>\$3709.35</b>
Postage = TD2	\$16.25
ResearcherCopies = TD6	\$18.00
Release TDA Notice (Recording) = RECORD2	\$0.00
Release TDA Notice (Prep Fee) = TD4	\$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 114177050 Certificate Number: 007146 of 2016**

Redemption ☐ Yes ☒ No     
 Application Date      
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/05/2018"/>	Redemption Date <input type="text" value="12/31/2018"/>
Months	7	8
Tax Collector	<input type="text" value="\$3,142.05"/>	<input type="text" value="\$3,142.05"/>
Tax Collector Interest	\$329.92	\$377.05
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,478.22	<input type="text" value="\$3,525.35"/> TK
Record TDA Notice	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$47.25	\$54.00
Total Clerk	\$497.25	<input type="text" value="\$504.00"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Postage	<input type="text" value="\$16.26"/>	<input type="text" value="\$16.26"/>
Researcher Copies	<input type="text" value="\$18.00"/>	<input type="text" value="\$18.00"/>
Total Redemption Amount	\$4,009.73	\$4,063.61
	Repayment Overpayment Refund Amount	(\$53.88)
Book/Page	<input type="text"/>	<input type="text"/>

Notes



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

January 10, 2019

TLOA OF FLORIDA LLC  
11 TALCOTT NOTCH RD  
FARMINGTON CT 06032

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 007146	\$450.00	\$54.00	\$504.00

**TOTAL \$504.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division